

Doc. No 4669

MEMORANDUM

OCTOBER 24, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS: BOARD OF APPEAL
HEARINGS FOR 10/29/85

Recommendations on fifteen zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

Categories

	<u>Approval</u>	<u>Denial</u>	<u>Recommendations</u> <u>Denial w/o</u> <u>Prejudice</u>	<u>Deferral</u>
Residential conversions	3		2	
Major new housing or rehabilitation	3	1		
Residential (building expansions, subdivisions, etc.)	1		1	
Parking; gas stations; repair garages, auto uses		1		
Industrial; chemical storage				
Institutional				
Commercial; office; business	2			
Hotels; restaurants				
Signs				

We recommend approval of three residential conversion referrals:

- Z-7967: 627 East Third Street, South Boston. Large structure can adequately support four rental units.
- Z-8162: 9 Half Moon Street, Dorchester. Eleven low income lodgers and live-in manager.
- Z-7982: 329 Meridian Street, East Boston. Store converted to residential apartments.

We recommend approval of three new housing-rehabilitation referrals:

- Z-7964: 15 Brayton Terrace, Brighton. New one-family dwelling.
- Z-7968: 47 Goodale Road, Mattapan. Modular one-family dwelling.

Z-7985- 103-113 Alban Street, Dorchester. Six attached one-family
7990: townhouse condominiums.

We recommend approval of one residential expansion referral:

Z-7962: 65 Martin Street, West Roxbury. Enclosure of second-floor porch.

We recommend approval of two commercial, office, business referrals:

Z-7966: 727-731 Boylston Street, Boston. One-story penthouse addition.

Z-7974: 118 Newbury Street, Boston. Two-story rear addition to store-office structure.

We recommend denial of two referrals:

Z-7963: 47 Corey Street, West Roxbury. Four apartment structure would overcrowd lot.

Z-7959: 1056-1056A Blue Hill Avenue, Mattapan. Sale of used cars contrary to revitalization objectives.

We recommend denial without prejudice of three referrals:

Z-7961: 84 Atlantic Avenue. Petitioner must submit dormer addition plans for Authority review.

Z-7958: 12 Fisher Avenue, Roxbury. Petitioner must address Authority concerns.

Z-7960: 52 Sullivan Street, Charlestown. Petitioner must address concerns.

We recommend deferral of one referral:

Z-8115: 30 Garrison Street, Boston. Petitioner must address concerns.

BOARD OF APPEAL REFERRALS

October 24, 1985

		<u>Hearing</u>	
1.	Z-7958	10/29/85	Thomas A. Finn, Trustee 12 Fisher Avenue, Roxbury
2.	Z-7959	10/29/85	Felix Vale Soto 1056-1056A Blue Hill Avenue Mattapan
3.	Z-7960	10/29/85	Deborah J. Belcher 52 Sullivan Street, Charlestown
4.	Z-7961	10/29/85	W. J. Torpey, Jr. 84 Atlantic Avenue, Unit 51-7 Boston
5.	Z-7962	10/29/85	John J. Carey 65 Martin Street, West Roxbury
6.	Z-7963	10/29/85	Nicholas Polymeros 47 Corey Street, West Roxbury
7.	Z-7964	10/29/85	Amir Aminpour 15 Brayton Terrace, Brighton
8.	Z-7966	10/29/85	Aaron Spencer 727-731 Boylston Street, Boston
9.	Z-7967	10/29/85	Catherine A. Fitzgerald 627 East Third Street South Boston
10.	Z-7968	10/29/85	Cynthia Minott 47 Goodale Road, Mattapan
11.	Z-7974	10/29/85	Safar Family Trust 118 Newbury Street, Boston
12.	Z-7982	10/29/85	Robert W. Keeffe 329 Meridian Street, East Boston
13.	Z-7985-7990	10/29/85	Alban Building Trust 103-113 Alban Street, Dorchester
14.	Z-8115	10/29/85	Russell T. Britt 30 Garrison Street, Boston
15.	Z-8162	10/29/85	Paul Sullivan Housing Trust 9 Half Moon Street, Dorchester

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JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/29/85 Z-7958
Thomas A. Finn, Trustee
12 Fisher Avenue
Roxbury

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Combine lots; change occupancy from three- to
six-family dwelling.

Violation(s): Dwelling converted for more families is conditional
use.

Insufficient lot area.

VOTED: In reference to petition Z-7958, Thomas A. Finn,
Trustee, 12 Fisher Avenue, Roxbury, for conditional
use and variance for change of occupancy from
three- to six-family dwelling and combine lots
in a residential (R-.8) district, the Boston Redevelopment
Authority recommends denial without prejudice.
Petitioner must resolve Authority concerns: density,
size and location of units, and use of adjacent
lot in residential area for off-street parking.



Z-7958

12 FISHER AVENUE

ROX

BOSTON HOUSING
AUTHORITY
HEATH ST. DEVELOPMENT
MASS. 2-7

HORAN WAY
PARKING AREA

STACK

PARKING

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Board of Appeal Referrals

10/24/85

Hearing: 10/29/85 Z-7959
Felix Vale Soto
1056-1056A Blue Hill Avenue
Mattapan

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from autobody repair shop garage
and car rental to same uses and outdoor sale of
used cars.

Violation(s): Sale and display for sale of motor vehicles is
forbidden use.

VOTED: In reference to petition Z-7959, Felix Vale Soto,
1056-1056A Blue Hill Avenue, Mattapan, for forbidden
use for change of occupancy from autobody repair
shop garage and car rental to same uses and outdoor
sale of used cars in a local business (L-1) district,
the Boston Redevelopment Authority recommends
denial. Additional auto use with its attendant
activity would be contrary to the revitalization
objectives for Blue Hill Avenue.



Z-7959

1056-1056A BLUE HILL AVENUE

MATTAPAN

Board of Appeal Referrals

10/24/85

Hearing: 10/29/85

Z-7960
Deborah J. Belcher
52 Sullivan Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-7960, Deborah J. Belcher, 52 Sullivan Street, Charlestown, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Petitioner must address following concerns: neighborhood density, basement apartment, light, air and ventilation, and off-street parking.



Z-7960

**52 SULLIVAN ST
CHARLESTOWN**

**PHIPPS STREET
CEMETERY**

Board of Appeal Referrals

10/24/85

Hearing: 10/29/85 Z-7961
W. J. Torpey, Jr.
84 Atlantic Avenue, Unit 51-7
Boston

Site: Five-story structure

District(s): Manufacturing (M-2)

Purpose: Erect shed dormer addition to apartment structure.

Violation(s): Multifamily dwelling is conditional use.

VOTED: In reference to petition z-7961, W. J. Torpey, Jr., 84 Atlantic Avenue, Unit 51-7, Boston, for conditional use to erect shed dormer addition to apartment structure in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends denial without prejudice. Petitioner has not submitted plans. Authority cannot make recommendation until these plans are submitted for review.



Z-7961

84 ATLANTIC AVENUE

BOS

Board of Appeal Referrals

10/24/85

Hearing: 10/29/85 Z-7962
John J. Carey
65 Martin Street
West Roxbury

Site: 2½-story structure

District(s): Single-family (S-.5)

Purpose: Enclose sundeck of one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-7962, John J. Carey, 65 Martin Street, West Roxbury, for variance to enclose sundeck of one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. Enclosure of second-floor porch. Yard deficiency existing and technical.



Z-7962

65 MARTIN STREET

WEST ROXBURY

Board of Appeal Referrals

10/24/85

Hearing: 10/29/85 Z-7963
Nicholas Polymeros
47 Corey Street
West Roxbury

Site: One- and two-story structure

District(s): General business (B-1)

Purpose: Erect two-story four-unit apartment structure.

Violation(s): Insufficient lot area, front and rear yards.

VOTED: In reference to petition Z-7963, Nicholas Polymeros, 47 Corey Street, West Roxbury, for three variances to erect two-story four-unit apartment structure in a general business (B-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Site is situated in the rear of a commercial structure. Located on same lot are a retail store and residential unit-store structures. Proposal would overcrowd site and is inappropriate for the following reasons: inadequate parking plan, unsafe vehicular access, inadequate light and air to structures and lack of usable open space. These serious concerns must be addressed. Stratford-Clement Street Neighborhood Association members have expressed opposition to Authority.

**47 COREY STREET
WEST ROXBURY**

Board of Appeal Referrals

10/24/85

Hearing: 10/29/85 Z-7964
Amir Aminpour
15 Brayton Terrace
Brighton

Site: 3135 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, side and rear yards.

VOTED: In reference to petition Z-7964, Amir Aminpour, 15 Brayton Terrace, Brighton, for three variances to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Proposal consistent with residential neighborhood.

Z-7964

15 BRAYTON TERRACE

BRI



Board of Appeal Referrals

10/24/85

Hearing: 10/29/85 Z-7966
Aaron Spencer
727-731 Boylston Street
Boston

Site: Six-story structure

District(s): General business (B-10-155)

Purpose: Erect one-story penthouse addition to office structure.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petition Z-7966, Aaron Spencer, 727-731 Boylston Street, Boston, for two variances to erect one-story penthouse addition to office structure in a general business (B-10-155) district, the Boston Redevelopment Authority recommends approval. Penthouse facade will be aesthetically harmonious with adjacent structure. Back Bay Architectural Commission has granted certificate of appropriateness.

Board of Appeal Referrals

10/24/85

Hearing: 10/29/85

Z-7967

Catherine A. Fitzgerald
627 East Third Street
South Boston

Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from two- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

VOTED: In reference to petition Z-7967, Catherine A. Fitzgerald, 627 East Third Street, South Boston, for forbidden use and variance for change of occupancy from two- to four-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Large structure can adequately support four rental units compatible with residential neighborhood. Substantial renovation proposed. Off-street parking provided.



CHRISTOPHER J. LEE PLAYGR

INDEPENDENCE SQUARE

EAST

SOUTH BAPTIST CHURCH

JOSEPH TACKERMAN SCHOOL

STREET

CHURCH OF OUR SAVIOUR

FOURTH

FIFTH

ORNBLOW TER.

SIXTH

MONKS STREET

PETERS STREET

Z-7967

627 EAST THIRD STREET

SOUTH BOSTON

GASTON SCHOOL (EL.)

CUTLER COURT

HALL BUILD.

EAST

SECOND

STREET

EAST

THIRD

STREET

EAST

EMERSON

EAST

ECKLER AVENUE

EAST

Board of Appeal Referrals

10/24/85

Hearing: 10/29/85 Z-7968
Cynthia Minott
47 Goodale Road
Mattapan

Site: 4450 Square feet of land

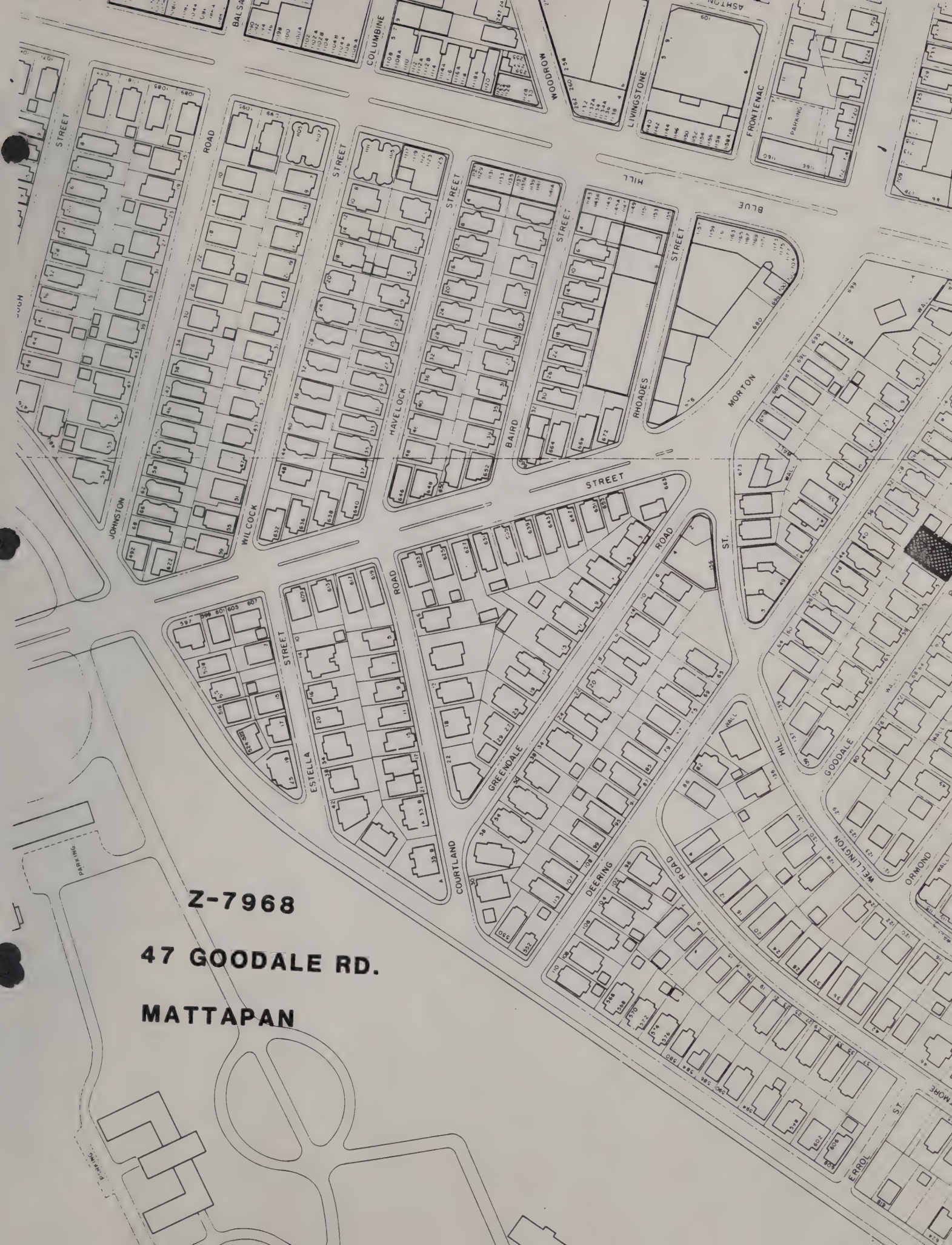
District(s): Residential, three-family (R-.8)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient front and rear yards.

VOTED: In reference to petition Z-7968, Cynthia Minott, 47 Goodale Road, Mattapan, for two variances to erect one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Modular dwelling on full basement will improve property and neighborhood.

Z-7968
47 GOODALE RD.
MATTAPAN



Board of Appeal Referrals

10/24/85

Hearing: 10/29/85

Z-7974
Safar Family Trust
118 Newbury Street
Boston

Site: Seven-story structure

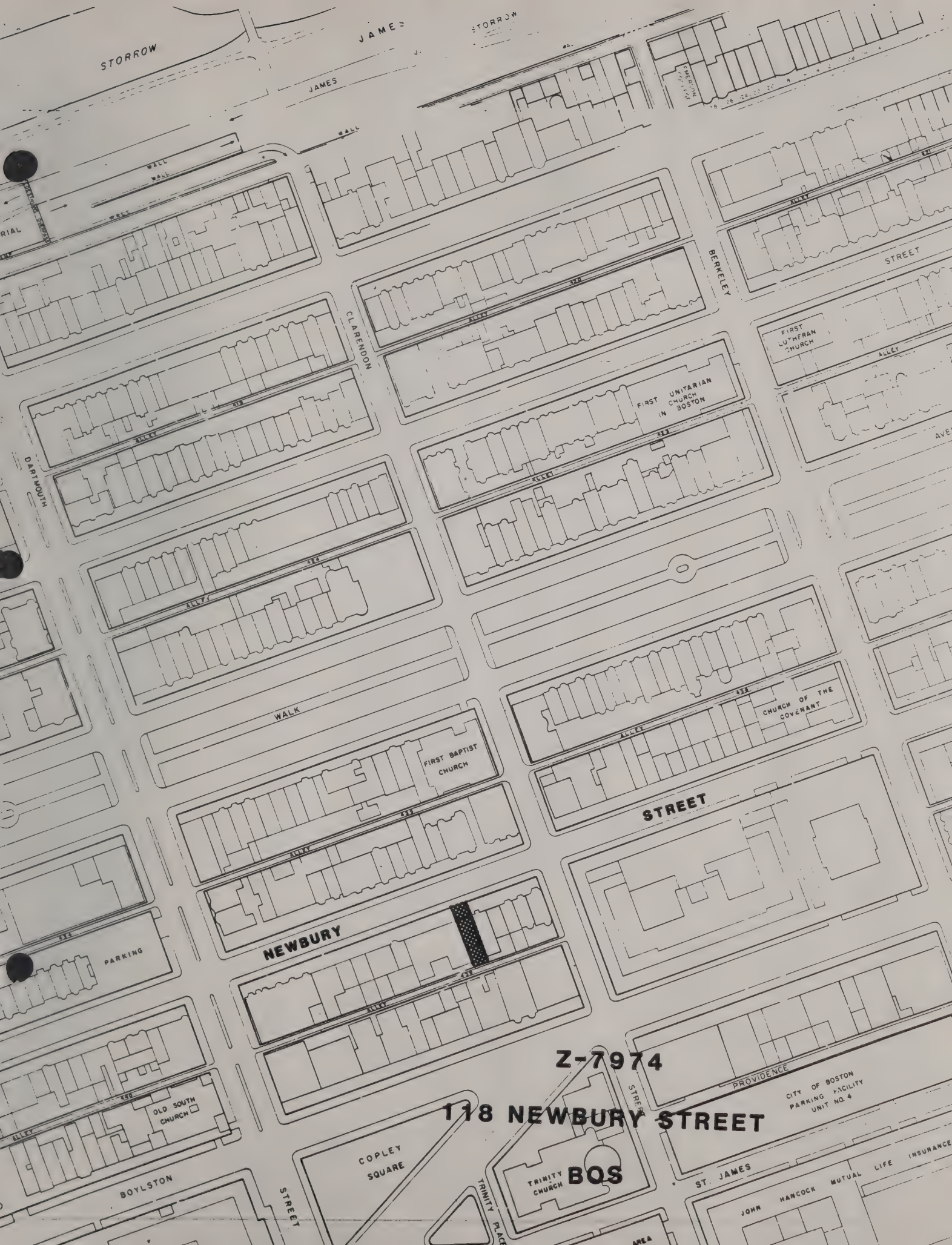
District(s): General business (B-3-65)

Purpose: Erect two-story addition to office-store structure.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-7982, Safar Family Trust, 118 Newbury Street, Boston, for two variances to erect two-story addition to office-store structure in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval. Rear addition existing. Back Bay Architectural Commission has granted design approval.



STORROW

JAMES

STORROW

JAMES

WALK

CLARENDON

BERKELEY

STREET

FIRST LUTHERAN CHURCH

FIRST UNITARIAN CHURCH IN BOSTON

DARTMOUTH

WALK

FIRST BAPTIST CHURCH

CHURCH OF THE COVENANT

STREET

NEWBURY

PARKING

OLD SOUTH CHURCH

BOYLSTON

STREET

COPLEY SQUARE

118 NEWBURY STREET

Z-7974

BOS

TRINITY CHURCH

PROVIDENCE

CITY OF BOSTON PARKING FACILITY UNIT NO. 4

ST. JAMES

JOHN

HANCOCK

MUTUAL

LIFE

INSURANCE

Board of Appeal Referrals

10/24/85

Hearing: 10/29/85

Z-7982
Robert W. Keeffe
329 Meridian Street
East Boston

Site: Four-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from three-family dwelling and store to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-7982, Robert W. Keeffe, 329 Meridian Street, East Boston, for forbidden use and variance for change of occupancy from three-family dwelling and store to four apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Conversion of former store to residential unit is appropriate and consistent with neighborhood.



WHITE

LINE

BULKHEAD

APPROX.

WALL

EUTAW

LEXINGTON

PUBLIC
LIBRARY
EAST BOSTON
BRANCH

STREET

ALSO KNOWN AS WILLIAM C. KELLY
CENTRAL SQUARE

STREET

MERIDIAN

NONMOUTH

MARION

MARION

PL

TRENTON

HUGH ROE
SNODGRASS
SCHOOL (EL)

EVANGELICAL
CHURCH OF
FATHER

STREET

PRINCETON

SARATOGA

BENNINGTON

STREET

Z-7982

329 MERIDIAN STREET

EAST BOSTON

Board of Appeal Referrals

10/24/85

Hearing: 10/29/85

Z-7985-7990
Alban Building Trust
103-113 Alban Street
Dorchester

Site: 7895 Square feet of land

District(s): Local business (L-1) and Residential, two-family (R-.5)

Purpose: Erect six attached one-family dwellings.

Violation(s): Insufficient lot area, width, open space, front and side yards.

Excessive floor area ratio and height of building.

VOTED: In reference to petitions Z-7985-7990, Alban Building Trust, 103-113 Alban Street, Dorchester, for thirty-six variances to erect six attached one-family dwellings in a residential (R-.5) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval with the following proviso: that off-street parking providing one space per unit is included and plans with particular attention to parking layout, landscaping and facade treatment be submitted to the Authority for design review approval. Former gas station site at intersection of Talbot Avenue. Townhouse condominiums would enhance property and neighborhood. No response from community.



Z-7985-7990

103-113 ALBAN STREET

DOR

Board of Appeal Referrals

10/24/85

Hearing: 10/29/85 Z-8115
Russell T. Britt
30 Garrison Street
Boston

Site: 21,600 Square feet of land

District(s): Apartment (H-2-45)

Purpose: Erect nine-story 88-unit apartment structure and private garage.

Violation(s): Excessive floor area ratio and height of building.
Insufficient open space, side and rear yards.

VOTED: In reference to petition Z-8115, Russell T. Britt, 30 Garrison Street, Boston, for five variances to erect nine-story ninety foot 88-unit rental apartment structure and private garage in an apartment (H-2-45) district, the Boston Redevelopment Authority recommends deferral of hearing for thirty days. While we encourage housing creation in the downtown area and this proposed building has general community support from the St. Botolph Street neighbors, there are design issues that have not been resolved. They are as follows: the parking levels shown on the plans appear to be unable to accommodate 94 autos as shown; the side yard dimension; access to the Southwest corridor; and from a planning perspective the impact on the stained glass studio needs further exploration, the development team's background and development experience needs to be submitted as well as the financial pro-forma; lastly as stated above the community across the Southwest corridor needs to meet with the developers to review the proposal. The Authority recommends these issues to be fully addressed. This property in the St. Botolph Street area is situated in a restricted roof structure district. The property abutts the Southwest corridor on the south, an older industrial building on the west, a theatre and new condominium development on the north and a temple and stained glass studio on the east. One block to the east is the Copley Place residential structure that is approximately the same height as the proposed structure. There has been one community meeting with the St. Botolph Citizen's Committee which has given a tentative "no opposition" letter in response. There has been no apparent effort to meet with the neighbors



Z-8115

30 GARRISON ST

BOSTON

Board of Appeal Referrals

10/24/85

Hearing: 10/29/85 Z-8162
Paul Sullivan Housing Trust
9 Half Moon Street
Dorchester

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one-family dwelling to one apartment and eleven lodgers.

Violation(s): Lodging house is conditional use.
Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-8162, Paul Sullivan Housing Trust, 9 Half Moon Street, Dorchester, for conditional use and two variances for change of occupancy from one-family dwelling to one apartment and eleven lodgers in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval. Site formerly occupied by St. Paul's Convent and subsequently a multifamily dwelling. Eleven lodgers and one live-in manager would be accommodated; rent will be subsidized by 707 State Program. Developer has met informally with community; formal meeting scheduled. Authority has received no neighborhood response.



2-8162

9 HALF MOON STREET

DOR

